

**DEPARTMENT OF RESOURCE MANAGEMENT**

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Planning Services Division

**Staff Report  
WA-23-02**

<b>Application No.</b> WA-23-02 <b>Project Planner:</b> JT Lee, Planning Technician		<b>Notice of Intent Mailed out:</b> Yes <b>ZA Agenda:</b> February 16, 2023	
<b>Applicant</b> Diana Montemayor 3862 Joslin Lane Vacaville, CA, 95688		<b>Property Owner</b> Jessica Powers 3862 Joslin Lane Vacaville, CA, 95688	
<b>Action Requested</b> Consideration of Neighborhood Compatibility Waiver WA-23-02 to waive the three (3)-inch vertical to 12-inch horizontal roof pitch standard for an LNU rebuild, located at 3862 Joslin Lane in unincorporated Solano County, within the Rural Residential (RR-5) Zoning District; 0123-030-460. The home is currently under Building Permit review, permit number B2022-0805.			
<b>Property Information</b>			
Size: 5.0 acres		Location: 3862 Joslin Lane	
APN: 0123-030-460			
Zoning: Rural Residential (RR-5)		Land Use: Single Family Residence	
General Plan: Rural Residential		Ag. Contract: N/A	
Utilities: Rural North Vacaville Water District and on-site septic system		Access: Joslin Lane (Private Road)	
<b>Adjacent General Plan Designation, Zoning District, and Existing Land Use</b>			
	<b>General Plan</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Agriculture	Rural Residential (RR-5)	Residential (LNU Destroyed)
<b>South</b>	Agriculture	Rural Residential (RR-5)	Residential
<b>East</b>	Agriculture	Rural Residential (RR-5)	Residential
<b>West</b>	Agriculture	Exclusive Agriculture (A-20)	Residential
<b>Environmental Analysis</b> The Neighborhood Compatibility Waiver application is a ministerial action, therefore exempt from the provisions of the California Environmental Quality Act per CEQA Section 21080(b)(1).			
<b>Motion to Approve</b> Staff recommends that the Director <b>approve</b> the Neighborhood Compatibility Waiver Application No. WA-23-02.			

## SITE DESCRIPTION

The subject site, Assessor Parcel Number (APN 0123-030-460), encompasses approximately 5 acres and is located within the unincorporated area North of Vacaville. The dwelling and accessory structures are located on flat topography while most of the parcel contains sloped topography. The project site can be accessed from Joslin Lane from the north of the property line. Figure 1 below is a vicinity map indicating the subject site's location.

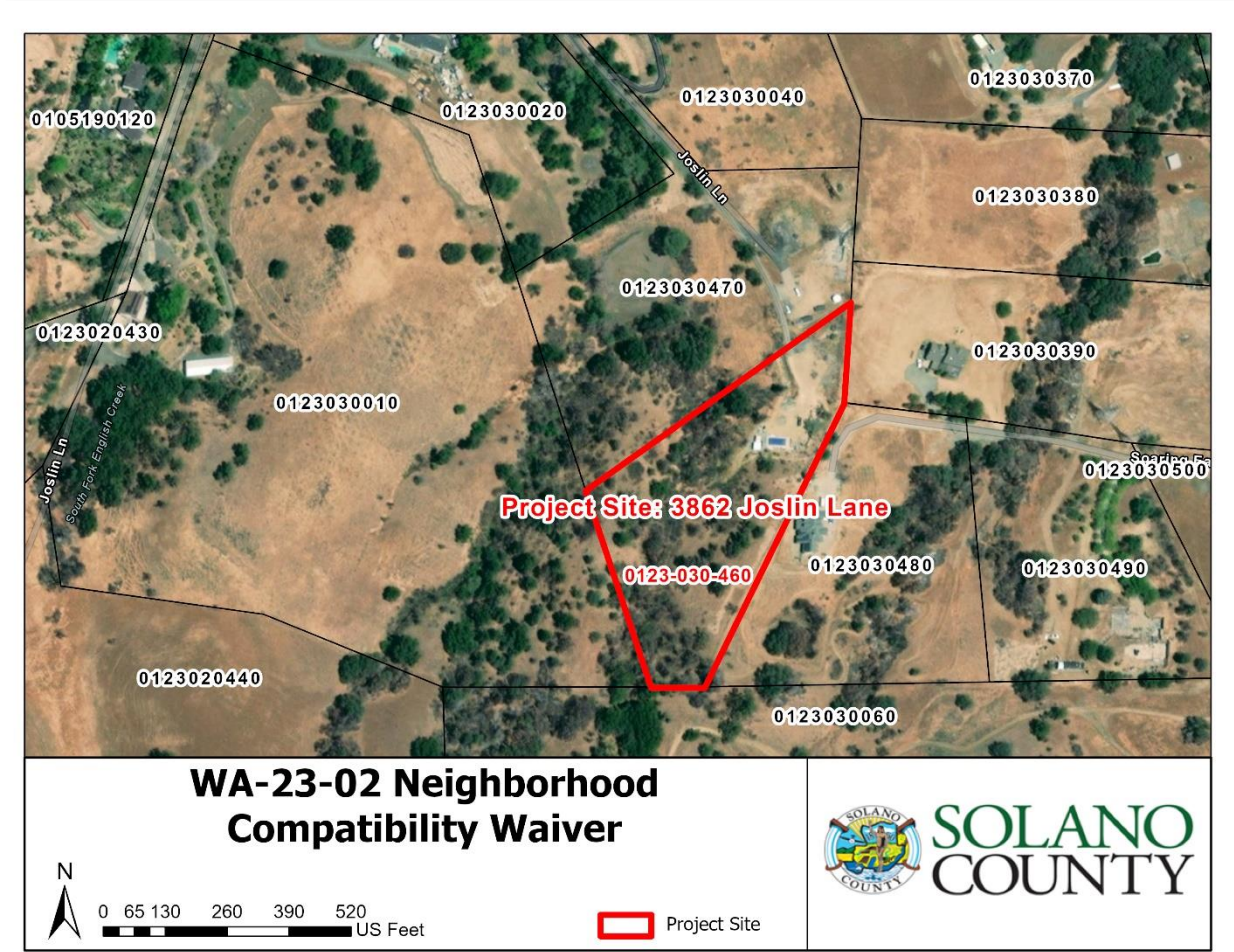


Figure 1 - Vicinity Map

## PROJECT DESCRIPTION

On January 25<sup>th</sup>, 2023, the Planning Services Division received a waiver application to waive three (3)-inch vertical to 12-inch horizontal roof pitch standard for a new dwelling destroyed by the LNU Lightning Complex fire. The home to be located at 3862 Joslin Lane, on property owned by Jessica Powers, will be constructed with a portion of the roof two and a half (2 1/2)-inch vertical to twelve (12)-inch horizontal roof pitch. Under Section 28.108(A) of the Zoning Regulations, granting this waiver request would remove the minimum development standards for the dwelling, as required by Section 28.72.10(B)(1) of the Solano County Code.

## NEIGHBORHOOD COMPATIBILITY ANALYSIS

The home will have 545 sq. ft of roof with a (2 1/2)-inch vertical to twelve (12)-inch horizontal roof pitch. The remaining 2640 sq. feet of roof will meet the zoning standard of a (3)-inch vertical to twelve (12)-inch horizontal roof pitch. The roof will be constructed with a dark grey prolock metal roof.

Figures 2 and 3 below, show the design of the new home. Staff found that the architectural character, energy efficiency, and aesthetic quality of the design are compatible with the General Plan goals and policies in the surrounding area based on the suitability of the buildings' purpose, the appropriate use of sound material, and the principles of harmony and proportion in the design of the building.



Figure 2 – Front and Rear Elevation

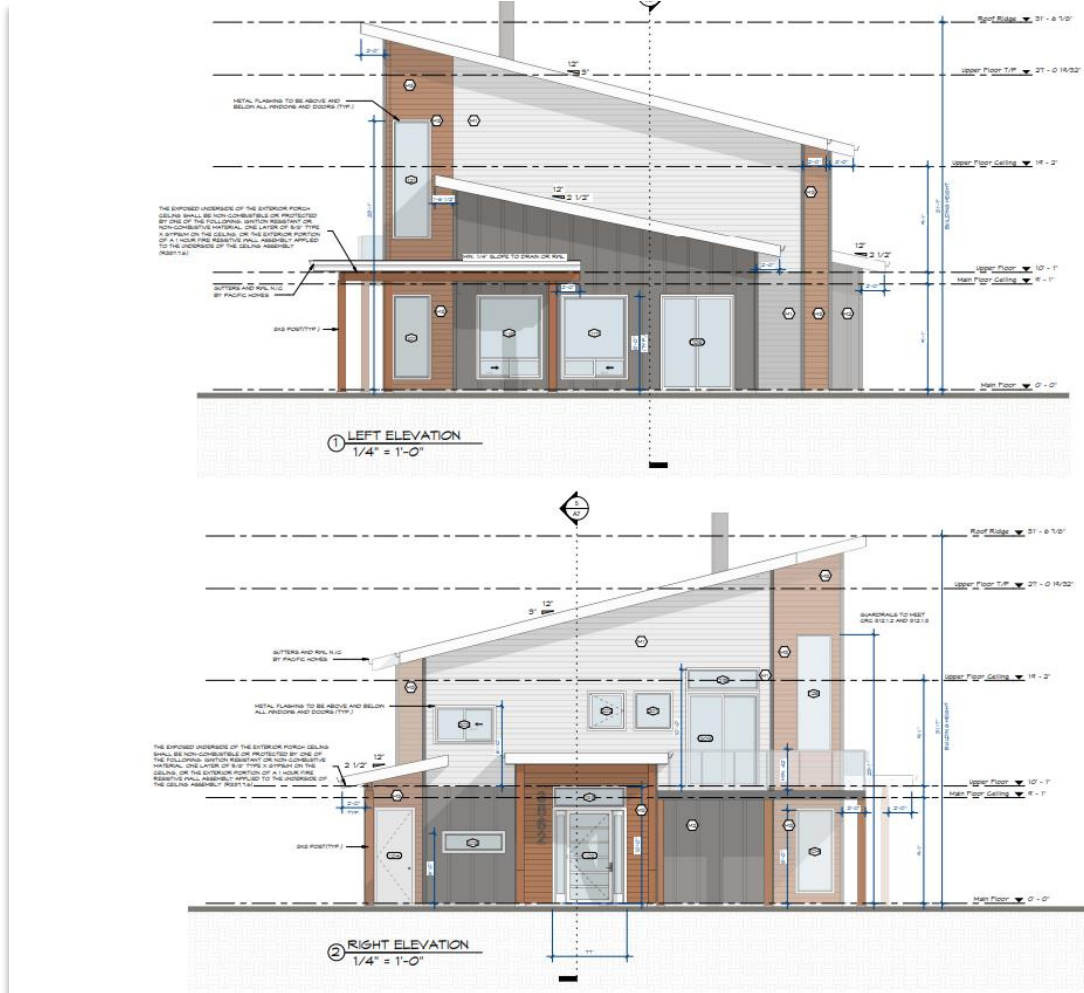


Figure 3- Left and Right Elevation

## NOTICE OF INTENT

Pursuant to Section 28.04 (F) Notice for Waivers, a 10-day Notice of Intent has been provided to property owners contiguous to the Power's residence as shown on the latest equalized assessment roll. As of this writing, no objection from any adjacent property owner has been received.

## RECOMMENDATION

Based on these findings of neighborhood compatibility, staff recommends that the Director approve Waiver application number WA-23-02 to waive the minimum three (3)-inch vertical to 12-inch horizontal roof pitch standard for the parcel at 3862 Joslin Lane; APN: 0123-030-460.